

39-20

IN THE COUNTY COURT OF SARPY COUNTY, NEBRASKA

In the Matter of the Petition of OMAHA
PUBLIC POWER DISTRICT, a Public Corporation,
of Omaha, Nebraska, to acquire a right-of-
way easement across lands in Sarpy County,
Nebraska, by eminent domain for the purpose
of constructing, operating and maintaining
transmission lines for the transmission of
electricity.

OMAHA PUBLIC POWER DISTRICT,
a Public Corporation,

Condemner,

vs.

JAMES ISKE, SINGLE; HENRY J. KELLER JR.
AND MARY ANN KELLER, HUSBAND AND WIFE;
METROPOLITAN LIFE INSURANCE COMPANY; FARMERS
HOME ADMINISTRATION; JULIANE HANSEN, WIDOW,
LOUIS P. RIHA AND MICHAEL WELSH,

Condemnees

Doc. M 3 No. 343
Page 23

REPORT OF APPRAISERS

FILED FOR RECORD IN SARPY COUNTY, NEB. Sept 20 1967 AT 11 O'CLOCK A.M.
AND RECORDED IN BOOK 39 OF misc. Rec. PAGE 20

Alvise Henderson REGISTER OF DEEDS 1300

1471

39-21

Come now the undersigned appraisers duly appointed in this matter to assess the damages that have been sustained by the owners and other persons interested in the premises hereinafter described, and we do hereby respectfully report that after subscribing the oath at the time and place appointed by the Court and as required by law we proceeded in a body to view the lands in the respective parcels involved herein and there fully informed ourselves in said matter and heard the evidence as offered by the interested parties.

We took into consideration the fact that the condemnor proposes to construct immediately and to operate and maintain a 345,000 volt transmission line together with necessary poles, towers, footings, down-guys, anchors, conductors and shield wires, from the condemnor's switching station, at approximately 8900 South 36th Street in South Omaha, Nebraska, to a point on the Missouri River northeast of Rulo, Nebraska, for the purpose of transmitting electricity to provide power and energy to the customers of the condemnor in the State of Nebraska, and that it is necessary that said high voltage transmission line be constructed over and across the lands hereinafter described as shown on the plat of the parcel attached hereto as Exhibit "A" and by reference made a part hereof.

We further took into consideration the fact that said transmission line is generally described as a two-pole H-frame transmission line, the conductors being supported on cross-arms attached to two wooden poles located as designated on said exhibit in connection with each tract number. Said H-frame poles will be twenty-seven feet apart and approximately eighty to one hundred five feet long. All clearances of the wires above the ground will comply with the rules and regulations of the Nebraska State Railway Commission.

We further took into consideration the fact that the condemnor requires a perpetual easement for a right-of-way one hundred fifty feet in width, seventy-five feet on each side of the center-line, together with all rights and privileges incident to the use and enjoyment thereof, including the right of ingress and egress; the right to trim and remove underbrush and trees to safe clearance; the right to remove obstructions within seventy-five feet of the center-line of said right-of-way, which obstructions would be a hazard to said line; and the right to erect, operate, maintain and repair said electric transmission line, over, upon, along and above the right-of-way across the real estate hereinafter described.

Being fully advised in the premises, we do hereby find, fix and assess the damages sustained by reason of the appropriation of a permanent easement and right-of-way for the construction, operation and maintenance of the condemnor's electric transmission line on and across the parcels of land described in the petition filed herein and in the plats of said lands attached hereto, marked Exhibit "A", and hereby made a part hereof.

The descriptions of the parcels, the descriptions of the easements and our awards of damages to the respective owners and other persons interested therein, are as follows:

39-22

Parcel No. 1

Description of Parcel: The Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section Twenty (20) and the East One-half (E 1/2) of the Northeast Quarter (NE 1/4); Tax Lots 6A, 6C and 6D of Section Twenty-nine (29); Township thirteen (13) North, Range thirteen (13) east of the 6th P.M., in Sarpy County, Nebraska.

Description of Easement: A strip of land 400 feet in width, 325 feet East of and parallel to and 75 feet West of and parallel to the following described reference line: Beginning at a point on the South line of said Section twenty-nine (29), 975 feet West of the Southeast corner thereof; thence in a Northwesterly direction to a point of turning located 1,227 feet West of and 4,420 feet South of the Northeast corner thereof, also--

A strip of land 300 feet in width, 225 feet East of and parallel to and 75 feet West of and parallel to the following described reference line: Beginning at the above stated point of turning and continuing in a Northerly direction to a point of turning located 1,252 feet West of and 753 feet South of the aforesaid Northeast corner; thence in a Northwesterly direction to a point of leaving located on the North line of the South One-half (S 1/2) of the Southeast Quarter (SE 1/4) of said Section Twenty (20), 1,363 feet West of the Northeast corner thereof.

Owner: James Iske

\$ 94,870.⁰⁰

Tenant: Michael Welsh

\$ 125.⁰⁰

Parcel No. 2.

Description of Parcel: The North One-half (N 1/2) of the Southeast Quarter (SE 1/4) and the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section twenty (20), Township thirteen (13) North, Range thirteen (13) east of the 6th P.M., Sarpy County, Nebraska.

Description of Easement: A strip of land 300 feet in width, 225 feet East of and parallel to and 75 feet West of and parallel to the following described reference line: Beginning at a point on the South line of said North One-half (N 1/2) of the Southeast Quarter (SE 1/4), said point being 1,363 feet West of the Southeast corner thereof; thence in a Northwesterly direction to a point of turning located 283 feet South of and 1,408 feet West of the Northeast corner thereof; thence in a Northerly direction to a point of leaving located on the North line thereof, 1,405 feet West of the Northeast corner thereof.

Owners: Henry J. Keller

\$ 43,560.⁰⁰

Mary Ann Keller

\$

Mortgagees: Metropolitan Life Insurance Co.

\$ None

Farmers Home Administration

\$ None

39-23

Parcel No. 3

Description of Parcel: The Northeast Quarter (NE the Northeast Quarter (NE 1/4) of Section twenty Township fourteen (14) North, Range thirteen (13) the 6th P.M., in Sarpy County, Nebraska.

Description of Easement: A strip of land 300 feet in width, 225 feet East of and parallel to and 75 feet West of and parallel to the following described reference line: Beginning at a point on the South line of said Northeast Quarter (NE 1/4), said point being 785 feet West of the Southeast corner thereof; thence in a Northeasterly direction to a point of turning located 650 feet West of and 959 feet South of the Northeast corner thereof; thence in a Northerly direction to a point of leaving located on the North line thence; said point being 650 feet West of the Northeast corner thereof.

Owner: Juliane Hansen

\$ 18,180⁰⁰

Tenant: Louis P. Riha

\$ 60⁰⁰

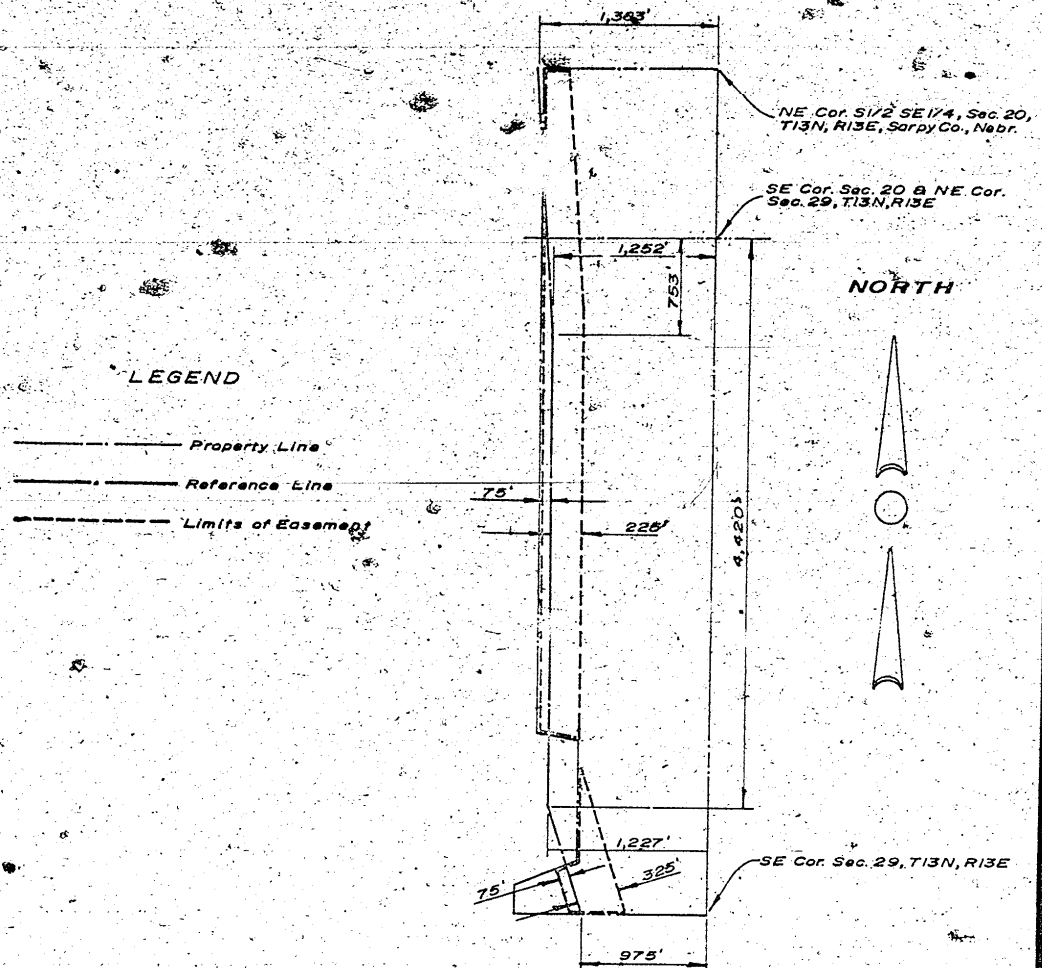
Dated at Papillion, Nebraska, this 12th day
of Sept., 1967.

Ray Lemke

Walter Warren

W. E. Muehl

39.24



1- Description of land -

The SE 1/4 of the SE 1/4 of Sec. 20 & the E 1/2 of the NE 1/4, Tax Lots 6A, 6C & 6C1 of Sec. 29, T13N, R13E, 6th R.M., Sarpy Co., Nebr.

2- Description of Easement -

A strip of land 400' in width, 325' East of and parallel to and 75' West of and parallel to the following described reference line - Beginning at a point on the South line of said Sec. 29, 975' West of the SE corner thereof; thence in a Northwesterly direction to a point of turning located 1,227' West of and 4,420' South of the NE corner thereof, also -

A strip of land 300' in width, 225' East of and parallel to and 75' West of and parallel to the following described reference line - Beginning at the above stated point of turning and continuing in a Northerly direction to a point of turning located 1,252' West of and 753' South of the aforesaid NE corner; thence in a Northwesterly direction to a point of leaving located on the North line of the SE 1/2 of the SE 1/4 of said Sec. 20, 1,363' West of the NE corner thereof.

3- Owner -

James Lake, single

4- Mortgage -

None

5- Tenant -

Michael Walsh

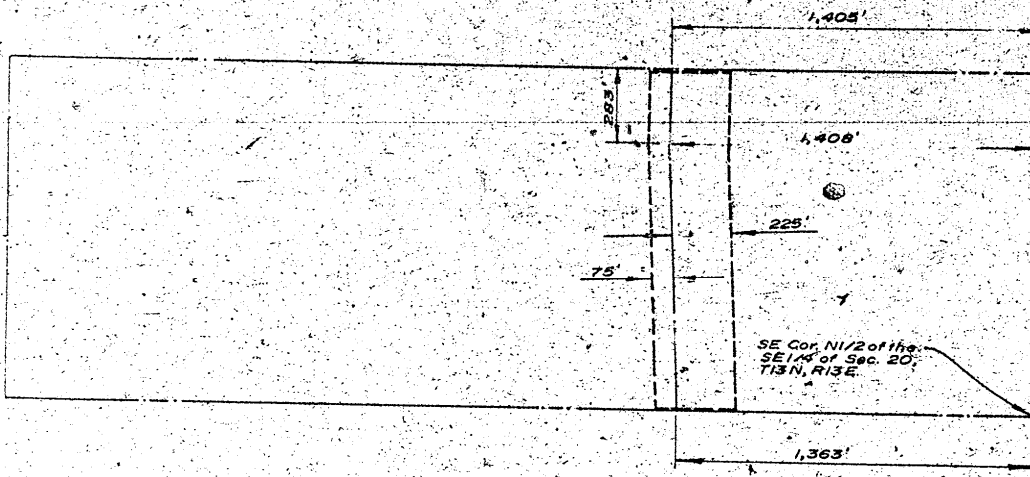
EXHIBIT "A"

Scale: 1" = 1,000'

Ref No. 101-1) 233
102-1)

PARCEL NO. 1

39-25



NORTH



LEGEND

- Property Line
- Reference Line
- - - - - Limits of Easement

1 - Description of land -

The N1/2 of the SE1/4 & the NE1/4 of the SW1/4 of Sec. 20,
T13N, R13E, 6th P.M., Sarpy County, Nebraska.

2 - Description of Easement -

A strip of land 300' in width, 225' East of and parallel to and 75' West of and parallel to the following described reference line - Beginning at a point on the South line of said N1/2 of the SE1/4, said point being 1,363' West of the SE corner thereof; thence in a Northwesterly direction to a point of turning located 283' South of and 1,408' West of the NE corner thereof; thence in a Northerly direction to a point of leaving located on the North line thereof, 1,408' West of the NE corner thereof.

3 - Owners -

Henry J. Jr. & Mary Ann Keller, husband and wife.

4 - Mortgage -

Metropolitan Life Insurance Co.
and
Farmers Home Administration

5 - Tenant -

None

EXHIBIT "A"

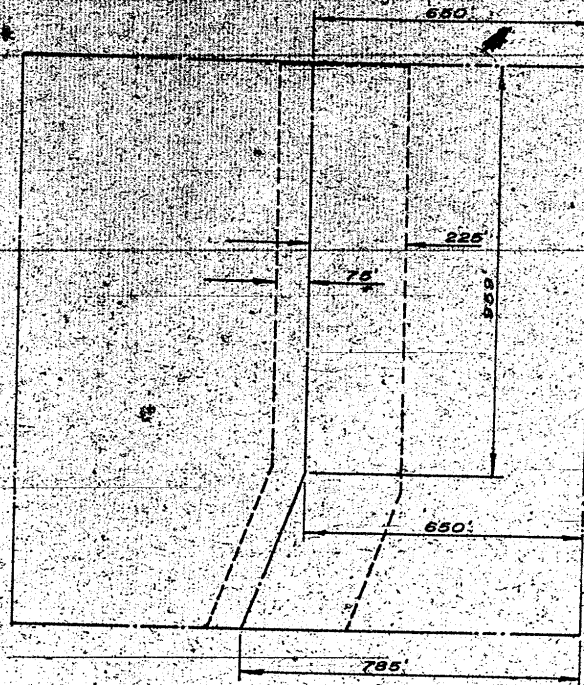
Scale: 1" = 500'

Ref. No. 102-3-236

PARCEL NO. 2

39-26

NORTH



NE Cor. NE 1/4 of the
NE 1/4 of Sec. 29, T14N
R13E, Sarpy Co., Nebr.

1 - Description of land -

The NE 1/4 of the NE 1/4 of Sec. 29, T14N, R13, E 6th PM., Sarpy Co., Nebr.

2 - Description of Easement -

A strip of land 300' in width, 225' East of and parallel to and 75' West of and parallel to the following described reference line - Beginning at a point on the South line of said NE 1/4 of the NE 1/4, said point being 785' West of the SE corner thereof; thence in a Northeasterly direction to a point of turning located 650' West of and 959' South of the NE corner thereof; thence in a Northerly direction to a point of leaving located on the North line thence; said point being 650' West of the NE corner thereof.

3 - Owner -

Juliane Hansen, widow

4 - Mortgage -

None.

5 - Tenant

Louis A. Rind

LEGEND

- Property Line
- Reference Line
- Limits of Easement

EXHIBIT "A"

Scale 1" = 300'

Ref. No. 107-5-253

PARCEL NO. 3

39-27

IN THE COUNTY COURT, OF THE COUNTY OF SARPY, STATE OF NEBRASKA

(Certified Copy of Record)

STATE OF NEBRASKA
County of Sarpy

ss.

I, Orville Entenman, Judge of the County Court of the County of Sarpy, State of Nebraska, do hereby certify that I have compared the foregoing copies of

RETURN OF APPRAISERS

IN THE MATTER OF THE CONDEMNATION

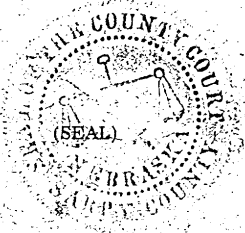
OMAHA PUBLIC POWER DISTRICT,
Condemner

vs.

JAMES ISKE, et al
Condemnees

with the original records thereof, now remaining in said Court; that the same are correct transcripts thereof, and of the whole of said original records.

In Witness Whereof I have hereunto set my hand and affixed the seal of said County Court in Papillion, County of Sarpy, State of Nebraska, on this 12 day of September A.D., 1967.



Orville Entenman
Judge of the County Court

By Deloris J. Hansen
Clerk of the County Court

39-22
39-84

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